

RESOLUTION NO. CZAB10-17-04

WHEREAS, P. J. F., L. L. C. applied for the following:

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15, 16, 17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-5A would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by George A. Alvarez, seconded by Jose M. Blanco, and upon a poll of the members present the vote was as follows:

Jose M. Blanco
Manuel Casas

aye
nay

Jesus Rodriguez

aye

George A. Alvarez

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to RU-5A be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 24th day of February, 2004.

Hearing No. 03-7-CZ10-4
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

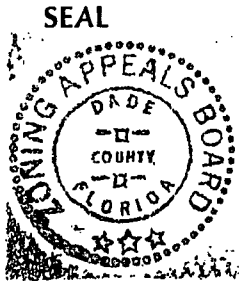
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-17-04 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of February 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of March 2004.



Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning





DEPARTMENT OF PLANNING AND ZONING

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□ IMPACT FEE SECTION
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□ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223

□ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106

□ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

P.J.F., L.L.C.
c/o Andy Zitman
950 N.W. 185 Avenue
Pembroke Pines, FL 33029

Re: Hearing No. 03-7-CZ10-4 (03-073)
Location: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida

Dear Mr. Zitman:

Enclosed herewith is Resolution No. CZAB10-17-04, adopted by the Miami-Dade County Community Zoning Appeals Board 10, which denied, without prejudice, your client's request for a district boundary change to RU-5A on the above-described property.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is March 01, 2004.

Sincerely,

Earl Jones
for

Earl Jones
Deputy Clerk

Enclosure